

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

April 21, 2011 – Board Office

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam E. Blackburn, Vice Chair
G. Herbert Pritchett, Board Member
Dorsey Hall, Board Member

Present Also:

Larry Disney, Executive Director
Angie Thomas, Staff Assistant
Ravon Radmard, Executive Secretary
James Grawe, Board Counsel
Dennis Badger, Investigator Consultant

Absent:

Kathy Mayfield, Board Member

Chair, Harold Brantley opened the meeting by welcoming the guest. The guest in attendance was Jeff Lagrew.

Chair, Harold Brantley recognized Dorsey Hall on his great accomplishments made at the Board as Chair. Chair also stated the Board was very fortunate to have the leadership as Dorsey Hall brought to the Board and recognized the staff in doing an outstanding job. Dorsey Hall advised that all the hard work was do to the entire team of members. Sam Blackburn recommended that the Chair write an article for the newsletter on the accomplishments.

Motion by Dorsey Hall, second by Herbert Pritchett and the Board unanimously approved the March 25, 2011 minutes with change.

EDUCATION

Motion by Herbert Pritchett, second by Sam Blackburn and the Board unanimously approved the following education courses for fiscal year 2010-2011:

- A. McKissock, LP
 - (1) Introduction to the Uniform Appraisal Dataset – 2 hours virtual CE
 - (2) Appraising and Analyzing Industrial Flex Buildings for Mortgage Underwriting – 7 hours virtual CE
- B. American Society of Farm Managers & Rural Appraisers
 - (1) Highest and Best Use Seminar – 8 hours classroom CE
- C. Appraisal Institute – Bluegrass Chapter
 - (1) Litigation Skills for the Appraiser: An Overview – 7 hours classroom CE
 - (2) Appraising the Tough Ones: Case Studies in Complex Residential Valuation – 7 hours CE

Motion by Sam Blackburn, second by Herbert Pritchett and the Board unanimously approved the following education courses submitted by individuals requesting CE credit.

- (1) AARO – The Association of Appraiser Regulatory Official 2011 Spring Conference – 7 hours classroom CE
- (2) IAAO – Understanding Real Property Appraisal – 14 hours classroom CE
- (3) Real Estate Counseling Group of American – Education Session April 1, 2011 – 7 hours classroom CE
- (4) Real Estate Counseling Group of American – Education Session October 2, 2010 – 7 hours classroom CE
- (5) UMKC Block School of Management – Lewis White Real Estate Center – Real Estate Trends & Investment Criteria – 7 hours classroom CE
- (6) The University of Georgia – 2011 Timberland Investment Conference – 14 hours classroom CE

Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously agreed education courses submitted for renewal are sent an approval letter upon receiving the courses in the office and the approvals will be noted at the next Board meeting. Any course material that content has changed must be submitted to the Board for approval.

CERTIFICATION/LICENSURE

Motion by Dorsey Hall, second by Herbert Pritchett and the Board voted to approve a total of five (5) individuals for certification/licensure.

A. Approval

- (1) Brian L. Davis – Associate
- (2) Kristen A. Hisel – Associate
- (3) Kevin A. Kernan – Certified General
- (4) Rhonda K. Stone – Associate
- (5) Toby A. Ward - Associate

B. Toby A. Ward – Applicant applying for Associate with prior convictions – Motion by Sam Blackburn, second by Herbert Pritchett and the Board voted unanimously to approve the application for Associate license. The certification list will change to reflect this approval.

COMPLAINT

A. Case Summary Flow Chart

B. The Board was advised there have been a total of 13 cases filed for 2011.

C. Investigator Report – Dennis Badger advised the Board that he has two cases that his company is working on.

D. Cases that have been appealed.

- (1) Matt Miniard – Final Order 6/24/09
Appeal filed on 7/29/09
- (2) David Harrington – Final Order 2/18/10
Appeal filed on 3/25/10
- (3) Lynn Prichard – 3/2008
Lawsuit filed on 12/2008

MISCELLANEOUS

The Board reviewed:

- (1) Nevada House Bill 1309 - Foreclosures
- (2) Letter to Jim Park from Appraisal Standards Board
- (3) Letter from Oregon Appraisal Board concerning reciprocal agreement – Motion by Sam Blackburn, second by Dorsey Hall and the Board agreed to send letter to the Oregon Board advising that Kentucky is complying with AQB and ASC statement and licensing/certifying appraisers that is in good standing in their resident state.
- (4) Letter to Charles Bush, Division of Real Properties
- (5) Board Correspondence – The Board agreed that the Executive Director is the spokesperson for the Board. The Executive Director will be the initial decisions on correspondence and if appealed present to the Board and Jim Grawe for discussion. The Executive Director will also request articles for the newsletters.

- (6) Budget – The Board agreed Sam Blackburn and Larry Disney will meet with Mary Lassiter in the Budget office to make her aware of the Boards financial situation and how critical it is for the Board to be able to raise fees in the upcoming general assembly. The Board also agreed to submit a letter to Ms. Lassiter, House and Senate Leaders concerning the KREAB financial situation.
- (7) Article submitted by Herbert Pritchett for the KREAB newsletter – Motion by Sam Blackburn, second by Dorsey Hall and the Board agreed to publish article with few minor changes.
- (8) The Board agreed that articles concerning issues of the Board and AQB information be published in the newsletters.
- (9) The Board agreed to offer continuing education courses next fiscal year. The staff will work on dates and locations.
- (10) KREAB Regulation = 201 KAR 30:050 – Experience
- (11) AMC Regulations
- (12) The Board sends condolences to the families of Michael Nichols and George Wiley.
- (13) The Board agreed Larry Disney will work with Jim Grawe on the Customary & Reasonable Fees.
- (14) Larry Disney advised the Board the Kentucky Bankers Association will work with the Board in offering a review course.
- (15) Case No. 11-13 – Information from attorney Elmer George - Motion by Sam Blackburn, second by Herbert Pritchett and the Board unanimously agreed to proceed with the case with the current protocol.

NEW BUSINESS

The Board was notified that the May Board meeting will be Thursday, May 26, 2011 at 9:00 a.m. and the June Board meeting will be changed to June 17, 2011 at 1:30 p.m.

Motion by Herbert Pritchett, second by Sam Blackburn and the Board voted unanimously to adjourn the meeting.


Chair


Staff Assistant